

085.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

885,000 / 885,000

USE VALUE:

885,000 / 885,000

ASSESSED:

885,000 / 885,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
139-141		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ENTOV LEONID
Owner 2:	DUKHOVNAYA YULIA
Owner 3:	

Street 1: 141 WESTMINSTER AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1902, having primarily Vinyl Exterior and 2724 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden	1	Rating: Average																	
Sty Ht: 2H - 2 & 1/2 Sty	1	Rating: Good																	
(Liv) Units: 2	Total: 2																		
Foundation: 3 - BrickorStone				3/4 Bath:				Rating:											
Frame: 1 - Wood				A 3QBth				Rating:											
Prime Wall: 4 - Vinyl				1/2 Bath:				Rating:											
Sec Wall: %				A HBth:				Rating:											
Roof Struct: 1 - Gable				OthrFix:				Rating:											
Roof Cover: 1 - Asphalt Shgl				OTHER FEATURES															
Color: BEIGE				Kits: 2	Rating: Average														
View / Desir:				A Kits:	Rating:														
GENERAL INFORMATION				Fpl:	Rating:														
Grade: C - Average				WSFlue:	Rating:														
Year Blt: 1902		Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G16		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %														
Prim Int Wall: 2 - Plaster				Functional:	%														
Sec Int Wall: %				Economic:	%														
Partition: T - Typical				Special:	%														
Prim Floors: 3 - Hardwood				Override:	%														
Sec Floors: %				Total: 26.4 %															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES											
Subfloor:				Basic \$ / SQ: 170.00				Rate				Parcel ID	Typ	Date	Sale Price				
Bsmnt Gar:				Size Adj.: 0.99630606															
Electric: 3 - Typical				Const Adj.: 0.98990101															
Insulation: 2 - Typical				Adj \$ / SQ: 167.662															
Int vs Ext: S				Other Features: 103500															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 5 - Steam				NBHD Inf: 1.00000000															
# Heat Sys: 2				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO				Adj Total: 659225															
% Com Wall				Depreciation: 174035															
Make: Model: Serial #: Year: Color:				Final Total: 485190				WtAv\$/SQ: AvRate: Ind.Val				Juris. Factor: 1.00 Before Depr: 167.66				Net Sketched Area: 4,760 Total: 555,725			
SPEC FEATURES/YARD ITEMS				PARCEL ID 085.0-0002-0003.0				Special Features: 0 Val/Su Net: 101.93				Final Total: 485200 Val/Su SzAd: 160.03				Size Ad 3032 Gross Are 5376 FinArea 2724			
Code Description A Y/S Qty				Size/Dim				Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	10X22	A	AV	2008		3.95	T	8.8	104			800		800	
More: N				Total Yard Items: 800				Total Special Features:								Total: 800			